

Minutes of the Land Use, Parks and Environment Committee - June 1, 2004

The meeting was called to order at 8:45 a.m. by Chair Kolb.

Present: Chair Walter Kolb, County Board Supervisors Pauline Jaske, Scott Klein (arrived at 8:55 a.m. and left at 10:15 a.m.), Bill Kramer, Daniel Pavelko, Vera Stroud (left at 11:45 a.m.)

Absent: Kathleen Cummings

Staff Present: Legislative Policy Advisor Mark Mader, Legis. Associate Sandra Meisenheimer

Also Present: Parks and Land Use Director Dale Shaver, Planning & Zoning Manager Dick Mace, Parks System Mgr. Jim Kavemeier, Landscape Architect Pam Linn, Enterprise Operations Mgr. Peter Pulos, Land IS Coordinator Don Dittmar, Land Resources Mgr. Perry Lindquist

Public Present: Scott Bence of J.B.J. Development, John Schatzman of Brookfield, Steve Bruskiwicz of Mariner Land Corporation, Robert Kolb of Waukesha

Approve Minutes of May 18, 2004

Motion: Kramer moved, second by Pavelko, to approve the minutes of 5/18/04. **Motion carried 5 – 0.**

Read Correspondence/Meeting Approvals

1. Letter from Barbara Kieffer of Nashotah to Walter Kolb encouraging support for Aurora Health Care's plans to develop a hospital near Oconomowoc.
2. Notice of a joint public hearing to be held by all Town Plan commissions and a staff representative of the Parks and Land Use Department on June 7, 2004, regarding proposed amendments to the text of the Waukesha County Shoreland and Floodland Protection Ordinance and the Waukesha County Zoning Code (SCZ-1459). **Motion:** Stroud moved, second by Pavelko, to approve attendance to the public hearing on 6/7/04 at 6:30 p.m. in the Administration Center, 1320 Pewaukee Road, Waukesha. **Motion carried 5 – 0.**

Consider Proposed Ordinance: 159-O-015 Amend the District Zoning Map of the Town of Brookfield Zoning Ordinance by Rezoning Certain Lands Located in Part of the SE ¼ of Sec. 29, T7N, R20E, Town of Brookfield, from the RS-2 Single-Family Residential District to the RM-2 Multi-Family Residential and Planned Unit Development Overlay Districts (ZT-1532) Mace located the rezoning and explained the staff recommendation. The proposed land use is for 42 unit condominiums in 9 residential structures, ranging from two-family to six-family structures. The Planning and Zoning staff is recommending approval. The proposed project, revised from its initial concept to accommodate the Land Use Plan amendment that was approved for the project area in the spring of 2004, and the new project fully conform with all of the standards, requirements and conditions that were imposed at the plan amendment phase and have been incorporated into the project through the amended Ordinance provided by the Town in their 5/6/04 Ordinance. The staff believes if constructed properly and in accordance with the site plan and plan of operation that this project will be a valuable asset to the Town of Brookfield and will in all respects conform to the County Land Use Plan as well as protect some of the more critical terrain and wooded hillsides in this area.

Scott Bence showed a map of the area. He stated they did orient the buildings slightly different and were more creative. The Town has looked at the changes from a preliminary approval standpoint and is quite pleased.

Motion: Pavelko moved, second by Kramer, to approve Ordinance 159-O-015. **Motion carried 6 – 0.**

Consider Proposed Ordinance: 159-O-016 Amend the Waukesha County Shoreland and Floodland Protection Ordinance District Zoning Map of the City of Pewaukee by Rezoning Certain Lands Located in Part of the NW ¼ of Section 12, T7N, R19E, City of Pewaukee, Waukesha County, Wisconsin, from the A-P Agricultural Land Preservation District to the R-3 Residential District (SVZ-1523)

Mace explained the location of the rezoning and continued with a summary of the staff recommendation. The proposed land use is for a forty-one lot single-family residential subdivision. The Planning and Zoning staff is recommending approval. The subdivision as proposed complies with the County Land Use Plan and the proposed uses are similar to those in the surrounding area. The proposed density is a good transition from the adjacent subdivisions and the abutting State highways.

Motion: Kramer moved, second by Pavelko, to approve Ordinance 159-O-016. **Motion carried 6 – 0.**

Consider Proposed Ordinance: 159-O-017 Waukesha Land Conservancy Partnership Acquisition Alan Kelling Property

Kavemeier was present to give a power point of the acquisition. He covered the site map, site inventory map, and photos of cedar trees and pines, wetland transition, wetlands, and soft woods. He also went over the key points of the Waukesha County/Waukesha Land Conservancy Partnership, as well as the property size of 147 +/- acres, purchase price of \$500,000, appraised value, price per acre and site attributes. The ordinance authorizes the County Parks and Land Use Department to provide a grant to the Waukesha Land Conservancy of \$76,500 from the Walter J. Tarmann Parkland Acquisition Fund. This grant provides 15% of the \$500,000 necessary for the Conservancy to purchase approximately 147 acres in the Village of the Menomonee Falls. The remaining land acquisition costs will be funded with \$76,500 from the Land Conservancy, and financial contributions from the Village of Menomonee Falls and State of Wisconsin of \$75,000 and \$272,000 respectively. The Land Conservancy will be responsible for future preservation and maintenance of this land. The ordinance also authorizes a buyout option for the county, which is detailed in the fiscal note.

Klein asked does the Village own all of the land that is in the wetlands? Kavemeier pointed out on a map what lands the Village of Menomonee Falls owns. Kolb asked where do the Land Conservancy funds come from? Kavemeier replied donations from the general public and grants from the State. There was a long committee discussion regarding issues surrounding this acquisition.

Motion: Kramer moved, second by Stroud, to approve Ordinance 159-O-017. **Motion carried 6 – 0.**

Klein left the meeting at 10:15 a.m.

Overview of Parks and Land Use Department Responsibilities and Activities

Enterprise Operations:

Pulos gave a power point and began with the 3 golf courses: Naga-Waukee Golf Course in Delafield (established in 1967, 18-hole course); Wanaki Golf Course in Menomonee Falls (established in 1970, 18 hole course); and Moor Downs Golf Course (established in 1915; 9-hole course). Pulos also gave 2003 revenue/ player rounds/full time staff comparisons to the national golf foundation median for Naga-Waukee and Wanaki Golf Courses. Pulos continued on with the 2

ice arenas: Naga-Waukee Park and Eble (2003 gross revenue \$901,107, approximately 3,250 contract ice hours, approximately 17,200 public skaters). In conclusion, he covered the Exposition Center (165 acre site; 40,000 square feet; and breakdown graph of 2003 Expo event categories: entertainment/ festivals/stage shows, consumer sales/hobby shows, clubs and organizations, corporate and tradeshow, horse shows, non-county government, parties/weddings, county government/4-H free usage).

Land Information:

Dittmar gave a power point on his division. He began with the program history:

- 1980-1988: Waukesha County Remonumenting Committee
- 1988-2000: Waukesha County Geoprocessing Committee (facilitated Wisconsin Land Information Board Grant Program in county; prepared updated Land Information Plan)
- Land Information System Plan for Waukesha County was adopted in 1991
- Land Information System Plan for Waukesha County (Vol. 2) 1998-2003 was adopted in 1998

He continued on with a summary of the Core Products: geodetic control (monuments), topographic and planimetric maps, aerial photography, cadastral maps (tax parcel maps), and merged core product map. He also reviewed municipal users and other agencies with access to the county intranet, Wisconsin Land Information Program (established in 1990 State Statutes to promote land records modernization; counties are required to designate a Land Information office and complete a Land Records Modernization Plan).

Stroud left at 11:45 a.m.

Dittmar also reviewed the “future” and covered aerial photography, integration, addresses, centerlines, addresses and incident mapping, and routing.

Status Update on Compost Operation

Lindquist distributed a handout on the permit process, which basically outlines the permits required. He gave a brief update and covered the permits involved.

Motion to adjourn: Jaske moved, second by Kramer, to adjourn the meeting at 11:56 a.m. Motion carried 4 – 0.

Respectfully submitted,

Pauline T. Jaske
Secretary

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